



Town of Moultonborough Planning Board

Notice of Decision

Site Plan & Site Plan Revision

**New Hampshire Electric Cooperative & Arcadia/Moultonborough Inc.
311 Moultonboro Neck Road & 201 Hanson Mill Road,
Tax Map 165, Lot 3 & Tax Map 146, Lot 4**

March 26, 2015

Applicants: New Hampshire Electric Cooperative & Arcadia/Moultonborough Inc.

Location: 311 Moultonboro Neck Road & 201 Hanson Mill Road, Tax Map 165, Lot 3
& Tax Map 146, Lot 4

At their regular meeting on March 11, 2015, the Moultonborough Planning Board heard a courtesy request by New Hampshire Electric Cooperative (NHEC) & Arcadia/Moultonborough Inc. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for acknowledgment of their intent to cut timber in advance of development. The Board acknowledged the applicant's request with three recommendations as follows:

- 1) Fund the required bond for roadway construction as may be required by Moultonborough's Road Agent, Scott Kinmond.
- 2) Cutting will be minimized in the borders, wetlands, 30-foot buffer, and waterfront to only include tall trees that would shadow solar panels.
- 3) Secure the services of either a licensed Forester or a certified Conservationist to prepare detailed plans of select-cut areas in the 30-foot wide border, selective cut areas, wetland buffer areas, shoreland waterfront buffer, and shoreland woodland buffer in order to mitigate possible negative effects on the natural environment, wildlife habitat and corridors, and neighbors' quality of life.

On March 25, 2015, the Planning Board of the Town of Moultonborough opened a public hearing on the courtesy application of New Hampshire Electric Cooperative (NHEC) & Arcadia/Moultonborough Inc. (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Site Plan on NHEC property and for a Site Plan Revision on Arcadia/Moultonborough Inc. property located in the Residential Agricultural (RA) Zoning District for the purpose of constructing a community solar farm and an access roadway, respectively.

The public hearing was closed on March 25, 2015. At the regularly scheduled Planning Board meeting on that date, the Board voted by a vote of seven (7) in favor (Bartlett, Wakefield, Margeson, Quinlan, Kumpf, Farnham, Charest), none (0) opposed, to acknowledge receipt and review of the Site Plan for the NHEC property proposal and of the Site Plan Revision on land of Arcadia for the exclusive purpose of providing access to the Co-op property, with the following suggestions whose purpose is to protect the natural environment, flora and fauna, and abutting neighbors to the extent possible while recognizing the need to produce clean, safe alternative power for the citizens of the state and the Town:

- 1) The NHEC respectfully adhere to the suggested three conditions and the testimony given (such as planting arborvitaes, etc.) during the request to cut timber in advance of the development.
- 2) Add a note to the Arcadia Site Plan revision sheet that states the access road is for the sole use of the NHEC with occasional use by Arcadia maintenance personnel to service the well pump house.
- 3) Add the owner's signature block to the Arcadia Site Plan revision sheet and have the owner's sign prior to the Chair signing.
- 4) Correct the Map and Lot numbers in the title block of the Arcadia Site Plan revision sheet.
- 5) The final Arcadia Site Plan revision sheet be submitted to the Development Services Office in electronic format such as a pdf file format.
- 6) Add a gate and signage near the beginning of the access road to deter owners in the campground and the public from using the access road for public safety purposes.
- 7) Submit all other permits obtained from state and federal agencies to the Office of Development Services for the file such as the Shore land Permit, Wetland Permit, Alteration of Terrain, etc.
- 8) If a video camera system around the 8 ft. high fencing surrounding the solar array is installed, provide the Police the ability to remotely monitor with an IP address, and install Knox boxes on all locked gates for public safety access purposes.
- 9) Add the Construction Sequence notes and the Turf Establishment Schedule back to sheet 8 of 8, and change the seed mixture from the clover originally called for to a plant less desirable to deer.
- 10) There should be coordination between NH DES, the Town, NHEC and their contractor during construction with regard to lot disturbance, erosion control and soil stabilization efforts by either weekly reports or on-site visits.
- 11) NHEC should post a \$1M Road Bond, or as negotiated through the Road Agent, through the duration of the project. The Road Agent will videotape the condition of the road prior to project commencement. NHEC and Town Staff shall update the Planning Board on status and final outcome of this recommendation.

1. Endorsement of Plan


Following the vote of the Planning Board, the Planning Board Chairman shall sign the submitted plan, subject to the eleven (11) recommendations, which shall be recorded at the Office of Development Services, Town Hall.

2. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing and Public Meeting(s) shall become part of submittal file, and part of this Notice of Decision.

3. Final Plans

Owners' signature blocks added to plan and the owners shall sign prior to the Chair signing, and that the final plans be submitted to the Development Services Office in electronic format such as a pdf.



Bruce W. Woodruff
Town Planner

Date 3/26/2015